

DESCRIPTION OF PART OF THE CHARLES F. CLARK LANDS, ROCK
HALL, FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a concrete marker on the southwest side of a 50' road leading from Sharp Street, said point being the northernmost corner of Lot 1 as shown on a plat entitled "Pine Acres", recorded in the Land Records of Kent County, Plat Book EHP 1, page 157, and said point being, further, the easternmost corner of the lands of William L. Leary; and running, thence, by and with the southwest side of said 50' road S 39 01 38 E - 350.00' to an iron pipe and a new division line between the herein described lands and the remaining lands of Lot 1; thence, by and with said new division line S 24 04 10 E - 239.99' to an iron pipe and the original line between Lot 1 and other lands of Charles F. Clark; thence, by and with said original line S 52 15 03 W - 411.53' to an iron pipe and the lands of William B. Brown; thence, by and with said Brown lands N 19 17 33 W - 461.75' to a concrete monument and N 28 11 33 W - 140.55' to a concrete monument and the lands of William L. Leary; thence, by and with said Leary lands N 50 58 06 E - 291.02' to the place of beginning. Containing in all 4.801 acres of land, more or less.

March 30, 1979.

William R. Nuttle.

DESCRIPTIONS OF THREE PARCELS OF PART OF LOT 1, PINE ACRES,
FIFTH DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at a concrete marker on the southwest side of a 50' road leading from Sharp Street, said point being the northernmost corner of Lot 1 as shown on a plat entitled "Pine Acres", recorded in the Land Records of Kent County, Plat Book EHP 1, page 157, and said point being, further, the easternmost corner of the lands of William L. Leary; and running, thence, by and with the southwest side of said 50' road S 39 01' 38" E - 115.00' to an iron pipe and a new division line between the herein described lands and other lands of Lot 1 (Parcel 2 of this description); thence, by and with said new division line S 50 58 06 W - 313.05' to an iron pipe and the lands of William B. Brown; thence, by and with said Brown lands N 28 11 33 W - 117.09' to a concrete monument at the southernmost corner of the lands of William L. Leary; thence, by and with said Leary lands N 50 58 06 E - 291.02' to the place of beginning. Containing in all 0.797 acres of land, more or less.

PARCEL 2

Beginning for the same at an iron pipe on the southwest side of a 50' road leading from Sharp Street into "Pine Acres", said point being the northernmost corner of the herein described lands and the easternmost corner of Parcel 1; and running, thence, by and with the southwest side of said road S 39 01' 38" E - 235.00' to an iron pipe and a new division line between the herein described lands and other lands of Lot 1 of Pine Acres (Parcel 3 of this description); thence, by and with said new division line S 47 36 W 402.67' to an iron pipe and the lands of William B. Brown; thence, by and with said Brown lands N 19 17 33 W - 250.35' to a concrete monument and N 28 11 33 W - 23.46' to an iron pipe at the southernmost corner of Parcel 1; thence, by and with Parcel 1 N 50 58 06 E 313.05' to the place of beginning. Containing in all 2.004 acres of land, more or less.

Subject to a 50' right-of-way crossing the easternmost corner of the above described lands from the 50' right-of-way to Parcel 3.

PARCEL 3

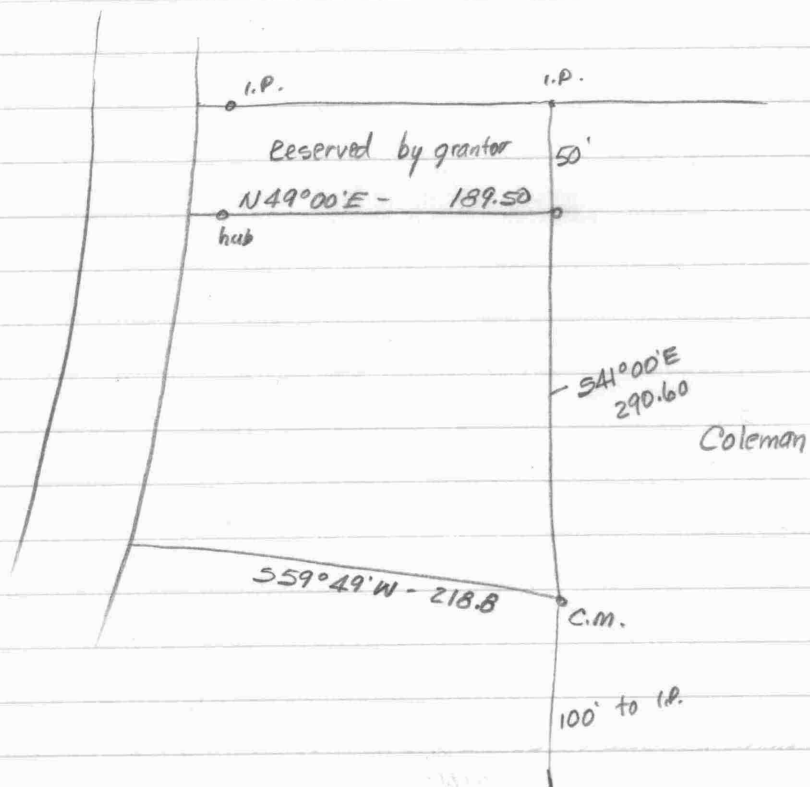
Beginning for the same at an iron pipe on the southwest side of a 50' road leading from Sharp Street into Pine Acres, said point being S 39 01 38 E - 350.00' from a concrete marker marking the northernmost corner of Lot 1 of Pine Acres as shown on a plat recorded in the Land Records of Kent County, Plat Book EHP 1, page 157; and running, thence, by and with a small triangular piece of Lot 1 retained by Charles F. Clark S 24 04 10 E - 239.99' to an iron pipe and other lands of Charles F. Clark; thence, by and with said Clark lands S 52 15 03 W - 411.53' to an iron pipe and the lands of William B. Brown; thence, by and with said Brown lands N 19 17 33 W - 211.40' to an iron pipe and Parcel 2 of this description; thence, by and with Parcel 2 N 47 36 E - 402.67' to the place of beginning. Containing in all 2.000 acres of land, more or less.

Together with a 50' right-of-way crossing the easternmost corner of Parcel 2 to the 50' subdivision road leading to Sharp Street.

June 7, 1979.

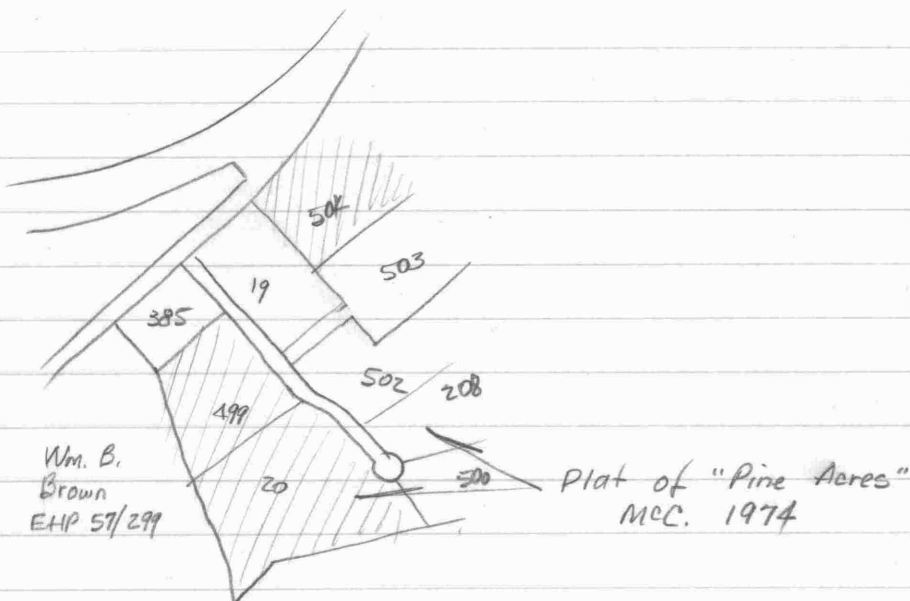
William R. Nuttle.

EHP 2/762. Leary from Coleman Metcalfe 1963



MAP 51

64/199
5A/442



19 - Rock Hall Lumber Co. Inc.

WHG 3d/342

499 - Chas. F. Clark

EHP 51/508

20 - " "

"

385 - Wm. L. Leary

EHP 2/752

502 - Jas. A. Ballentine

EHP 61/52

504 - Clark

500 - Donald J. Duckworth

503 - Joanne S. Ransom

208 - Edward M. Shivers

39 01 38
50 58 06
89 59 44

The Kent County Planning Commission

TELEPHONE (410) 778-7475
FACSIMILE (410) 778-7482

Court House
103 N. Cross Street
Chestertown, Maryland 21620

E-MAIL gowings@friendly.net
bcarroll@friendly.net

August 11, 1998

Albert D. and Nancy S. Toulson
21573 Pine Lane
Rock Hall, MD 21661

RE: Major Subdivision Preliminary Plat

Dear Mr. And Mrs. Toulson:

At its August 6, 1998 meeting, the Kent County Planning Commission voted unanimously to approve the preliminary plat for your proposed subdivision located on Pine Lane, provided:

- 1) Ground water appropriation is granted;
- 2) A forest management plan is submitted and forested areas are shown on the final plat;
- 3) A stormwater management plan is submitted;
- 4) The sewer easement is shown on the final plat;
- 5) The radius of the cul-de-sac is increased to 60 feet; and
- 6) A road improvement plan is submitted.

Sincerely,

Kent County Planning Commission

William S. Sutton CAM

William S. Sutton
Chairman

WSS/CAM/cam
cc: William R. Nuttle ✓



The Kent County Technical Advisory Committee

103 North Cross Street, Chestertown, MD 21620

410-778-7475

E-mail: gowings@kentcounty.com or bcarroll@kentcounty.com

MINUTES

The Kent County Technical Advisory Committee met Thursday, July 9, 1998, in the Planning Annex with the following members present: Heather Adams-Gsell, Soil Conservation District; Ed Birkmire, Health Department; Adam Brueggemann, Environmental Planner; Carla Martin, Community Planner; Rick Myers, Inspector; and Gail Owings, Planning Director.

In addition to TAC comments, applicants are also referred to appropriate regulations and agencies.

APPLICATIONS AND PLATS REVIEWED:

#98-73 John B. Widdup - Minor Subdivision - Mr. Widdup wishes to subdivide 181.014 acre parcel into three parcels - Lot 1, 166.476 acres; Lot 2, 7.035 acres; and Lot 3, 7.503 acres. The property is located on Maryland Route 446 and the East Fork of Langford Creek. The RCD zoning covers 143.947 and the rest of the property is zoned AZD. TAC reviewed the plat and noted the following:

Plat Requirements:

- Add percentage of forested area.
- Add surveyor's signature & seal.
- Provide plat of lots at 1 inch = 100 feet or greater detail.
- Show 100-Year Floodplain.
- Identify one of the houses on Lot 3 as a guest house or house to be removed.
- Add note on anadromous fish and historic waterfowl areas.

Submittals Needed:

- Buffer and Forest Management Plans
- Road Maintenance Agreement
- Deed restrictions which include forest and buffer protection, and clearly states that Parcel 3 cannot be further subdivided as a result of two houses on the site.
- Submit stormwater calculations for Lot 2.
- Submit \$80.00 application fee.

General Comments:

- This is a historic waterfowl staging area.
- Lot 1 eligible for waiver. Complete waiver form.
- Lot 3 exempt because of existing house.
- Jim Wright, County Engineer, will look at private road.

#98-78 Robert & Virginia Chagnon - Minor Subdivision & Lot Line Adjustment - The Chagnons wish to subdivide their 10.8+ acre parcel which is part of Tract #1 of Glencoe Estates. They also wish to adjust the property line between their property and the lands of Ronald Grenier adding 1.92 acres to the Grenier property. Lot 2 will be 1.410 acres and Lot 3, 1.516 acres. The property is located on Freeman Creek and Glencoe Road, and is zoned CAR. TAC reviewed the subdivision and had the following comments:

Plat Requirements:

- Stream is not a blue line stream so does not need 100 foot buffer, however if non-tidal wetlands need 25 foot on each side.

TAC MINUTES - July 9, 1998

Page Two

- Note forest issues
- Show areas of 15% slopes or more.

Submittal Needed:

- Deep restrictions that address DNR comments, buffer and forest plans (see attached)

General Comments:

- Tract area and total critical area - conflict - these should be the same
- Stormwater calculations are being reviewed by Heather Gsell.
- Provide shared entrances if possible.

#98-77 Albert T. Toulson - Major Subdivision - Mr. Toulson wishes to subdivide his 3.914 acre parcel into two lots: Lot 1, 1.919 acres; Lot 2, 1.995 acres. The property is located on Pine Lane off Boundary Avenue and is zoned CAR. TAC reviewed the plat and had the following comments:

Plat Requirements:

- Show forested areas
- Show sewer easement
- Include tabulation of lot sizes and roads
- Address of owners

Submittals:

- Submit Forest management plan

General Comments:

- Need groundwater appropriation permit for well - application is available at Health Department.
- Maintain, in so far as possible, existing woodlands
- Request sewer allocation from Sanitary District
- Jim Wright, County Engineer, needs to review plat and submit comments.

The next Technical Advisory Committee meeting is scheduled for July 23, 1998.

GWO/ec

cc: Land Surveyors
Applicants

Albert Toulson

July 28, 1998

[illegible]

E-B- $S 19^{\circ} 17' 33'' E - 156.40$

B-C $N 52^{\circ} 15' 03'' E - 411.53$

C-D $N 24^{\circ} 04' 10'' W - 239.99$

D-E $N 39^{\circ} 01' 38'' W - 60$

$S 33^{\circ} 07' 06'' E - 441.84$

D. ~~E-E $S 33^{\circ} 06' 45'' W - 441.69$~~

$S 370.06$ 5241.41
 ~~5369.86~~ ~~5241.29~~

$S 39^{\circ} 01' 38'' E - 60$

$S 24^{\circ} 04' 10'' E - 239.99$

$S 52^{\circ} 15' 03'' W - 411.53$

$N 19^{\circ} 17' 33'' W - 156.40$

$N 33^{\circ} 07' 10'' E - 441.84$

~~$N 33^{\circ} 06' 50'' E - 441.69$~~

~~84564~~

~~89560~~

~~- 2267~~

$87293 = 2.004$

$N 19^{\circ} 17' 33'' W - 305.35$

$N 28^{\circ} 11' 33'' W - 23.46$

$N 50^{\circ} 58' 06'' E - 313.05$

$S 39^{\circ} 01' 38'' E - 1175$

$S 33^{\circ} 07' 10'' W - 441.84$

~~$S 33^{\circ} 06' 50'' W - 441.69$~~

84834

~~- 3388~~

$81446 = 1.870 \text{ Ac.}$

$\begin{array}{r} 235 \\ -60 \\ \hline 175 \end{array}$

$\begin{array}{r} 235 \\ -120 \\ \hline 115 \end{array}$

$\begin{array}{r} 115 \\ -50 \\ \hline 65 \end{array}$

72 08 48

11,310
0.260

174396

56551
168741

158.41

4.134

4.004
0.130

3.874

$\Delta = 107^{\circ} 51' 11''$

$R = 60$

$L_c = 112.94$

$C = 96.99$

$\nabla = 3388$

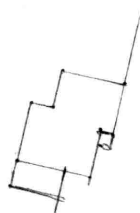
$\Delta = 72^{\circ} 08' 48''$

$R = 60$

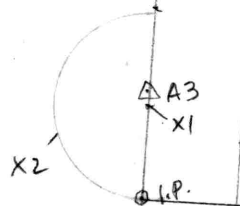
$L_c = 75.55$

$C = 70.66$

$\nabla = 2267$



$\Delta A4$



$I.P. \Delta A2$

$\Delta A1$

WILLIAM R. NUTTLE

REGISTERED SURVEYOR

P.O. BOX 371

CHESTERTOWN, MARYLAND 21620

TELEPHONE 410-778-3490

June 26, 1998.

Mr. & Mrs. Albert Toulson
21573 Pine Lane
Rock Hall, Md. 21661

Dear Mr. & Mrs. Toulson:

Enclosed is a copy of potential subdivision plat of your property in Pine Acres. I have added a cul-de-sac at the request of zoning and have altered the division line between parcels. If this is satisfactory, give me a call, and I will leave copies at the zoning office.

Sincerely yours,

William R. Nuttle

WILLIAM R. NUTTLE

REGISTERED SURVEYOR

P.O. BOX 371

CHESTERTOWN, MARYLAND 21620

TELEPHONE 410-778-3490

January 15, 1996.

Mrs. Albert Toulson
21573 Pine Lane
Rock Hall, Md. 21661

Dear Mrs. Toulson:

Enclosed are copies of the plat of the division of your property on Haven Road. If this is satisfactory, you can use them to make application for zoning approval at the Town Office. When every one is satisfied, I will furnish the mylar prints and the descriptions of the lots and set the corners.

If you have any questions, please give me a call.

Sincerely yours,

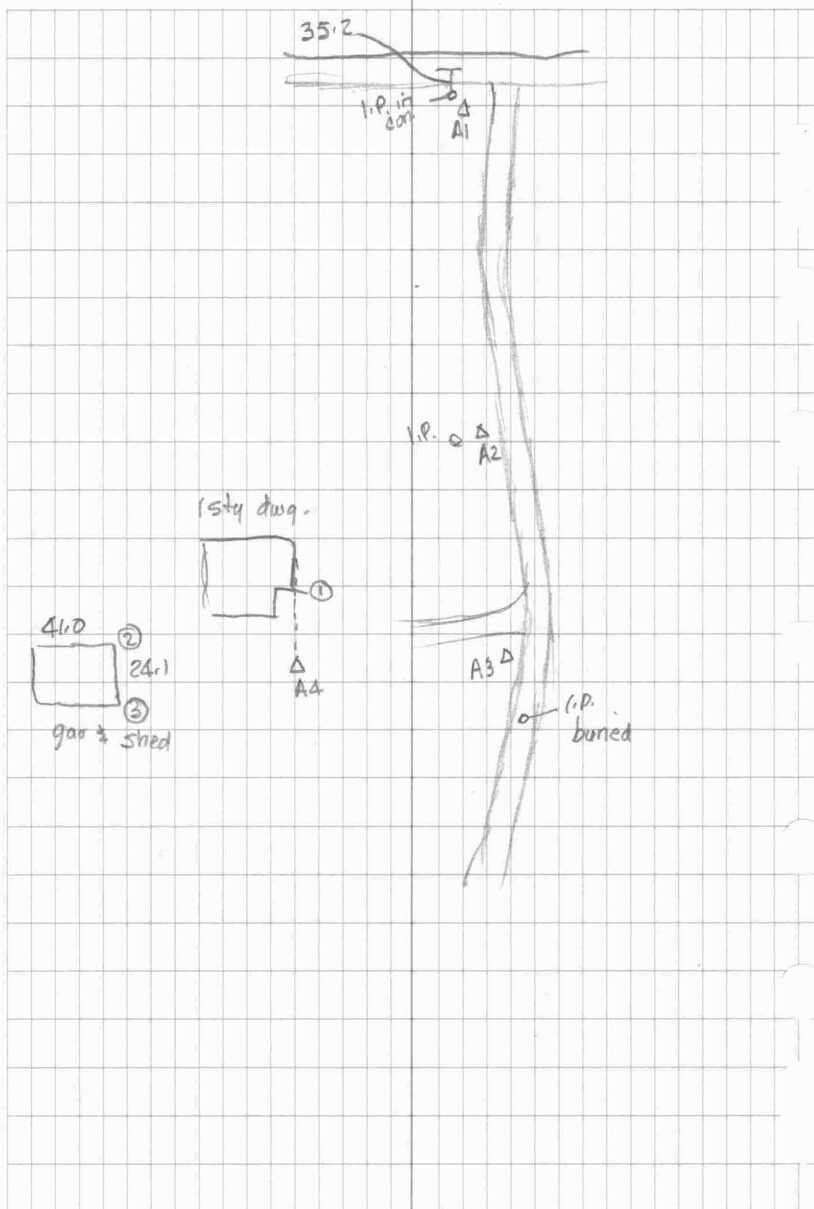
Toulson

June 23, 1998.

	A	B	S19°17'33"E	211.40			5000	5000
							4800.47	5069.85
	B	C	N52°15'03"E	411.53			5052.41	5395.24
	C	D	N24°04'10"W	239.99			5271.53	5297.36
	A	E	S19°17'33"E	55			4948.09	5018.17
D	E	D	N40°18'01"E	427.27				
	D	F	N39°01'38"W	50			5310.37	5265.88
D	E	F	N34°21'44"E	438.87				
	F	G	S40°27'28"W	50			5272.33	5233.44
D	G	E	S33°34'50"W	389.20				
	F	D	S39°01'38"E	50				
	D	C	S24°04'10"E	239.99				
	C	B	S52°15'03"W	411.53	PARCEL 2			
	B	E	N19°17'33"W	156.40	minus 1734			
	E	G	N33°34'50"E	389.20	88622			
	G	F	N40°27'28"E	50	1995 Ac.			
	F	G	S40°27'28"W	50				
	G	E	S33°34'50"W	389.20	minus 2193			
	E	-	N19°17'33"W	305.35	PARCEL 1			
	-	-	N28°11'33"W	123.46	85781			
	-	-	N50°58'06"E	313.05	1919 Ac.			
	-	F	S39°01'38"E	185				

Albert Toulson
Subdivision of lot in
Pine Acres

July 28, 1998.



NATIONAL PRINTFAST

NO. 446

A2	A1	A1	0°	283.13
		A3	L171°19'36"	182.52
		I.P.	L95°17'20"	18.69
A3	A2	A4	L89°55'55"	145.13
		I.P.	R172°19'	56.02
A4	A3	Cor ①	L87°23'50"	59.84
		②	L166°20'30"	99.36
		③	R179°33'40"	97.85
A1	A2	I.P.	R145°09'	11.26

Corners

Aug 5, 1998

A3	A2	X1	R160°51'38"	6.24	nail & stake
		X2	L128°40'12"	50.88	I.P. & G.P.

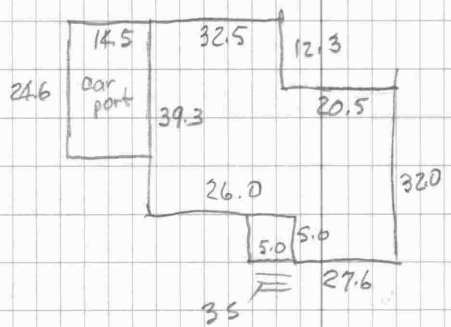
New Cor. set 55.00' from old div. line-

I.P. & G.P.

$$\begin{array}{r}
 47. \\
 32.5 \\
 \hline
 14.5
 \end{array}$$

$$\begin{array}{r}
 100 \\
 22.5 \\
 \hline
 77.5
 \end{array}$$

$$\begin{array}{r}
 31.0 \\
 6.5 \\
 \hline
 24.5
 \end{array}$$



lane - 12' wide
road - 24.5 wide

NATIONAL PRINTFAST

NO. 446

Elevations					
T@ A3, BS A2				H.I. = 100.19	
Q rd	R03°36'	183.20	-.17	100.02	✓
"	R06°56'	133.98	-.09	100.10	✓
"	R11°38'	85.16	-.01	100.18	✓
E Q dr.	R34°16'	25.90	-.15	100.04	✓
Q rd	R157°24'	31.56	-.17	100.02	✓
" "	R172°47'	77.33	-.05	100.14	✓
tel. box	L166°24'	12.1			✓
elect. trans	L111°06'	22			✓ NE cor. 3x3
Sewer M.H.	R166°39'	71.60	-.18	100.01	✓
Q dr.	L60°46'	42.40			✓
T@ A1, BS A2				H.I. = 97.75	
Q rd.	L01°53'	230.10	2.23	99.98	✓
	L01°23'	178.98	1.85	99.60	✓
	L01°36'	128.24	1.42	99.17	✓
	L05°19'	77.73	0.86	98.61	✓
	L21°41'	31.18	0.05	97.80	✓
	L140°51'	27.47	-2.72	95.03	✓
	L149°14'	35.21	-2.57	95.18	
Catch basin	L112°12'	52.64	-3.35	94.40	invert -0.72' ✓
ditch	R142°17'	31.50	-3.40	94.35	✓
"	R113°59'	70.09	-3.53	94.22	
Catch basin	R103°33'	147.15	-4.21	93.54	
I.P.			-0.01	97.74	

Setting new rear corner

157.34

R 144° 32' 50" 62.59



N

157.34

N 35° 27' 10" W - 62.59

5208.33 4968.70

79 59 60

N 09° 53' 02" W - 21.47 (211.40)

144 32 50
35 27 10

A1-X1 N 09° 53' 02" W - 156.40

5154.08

4973.15

D A2-X1 S 83° 04' 38" W - 27.05

144 32 50

83 04 38 30.73

L 61 28 12 - 27.05

3.68

I.P.

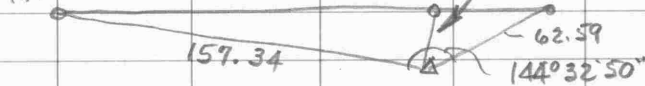
I.P. & G.P.

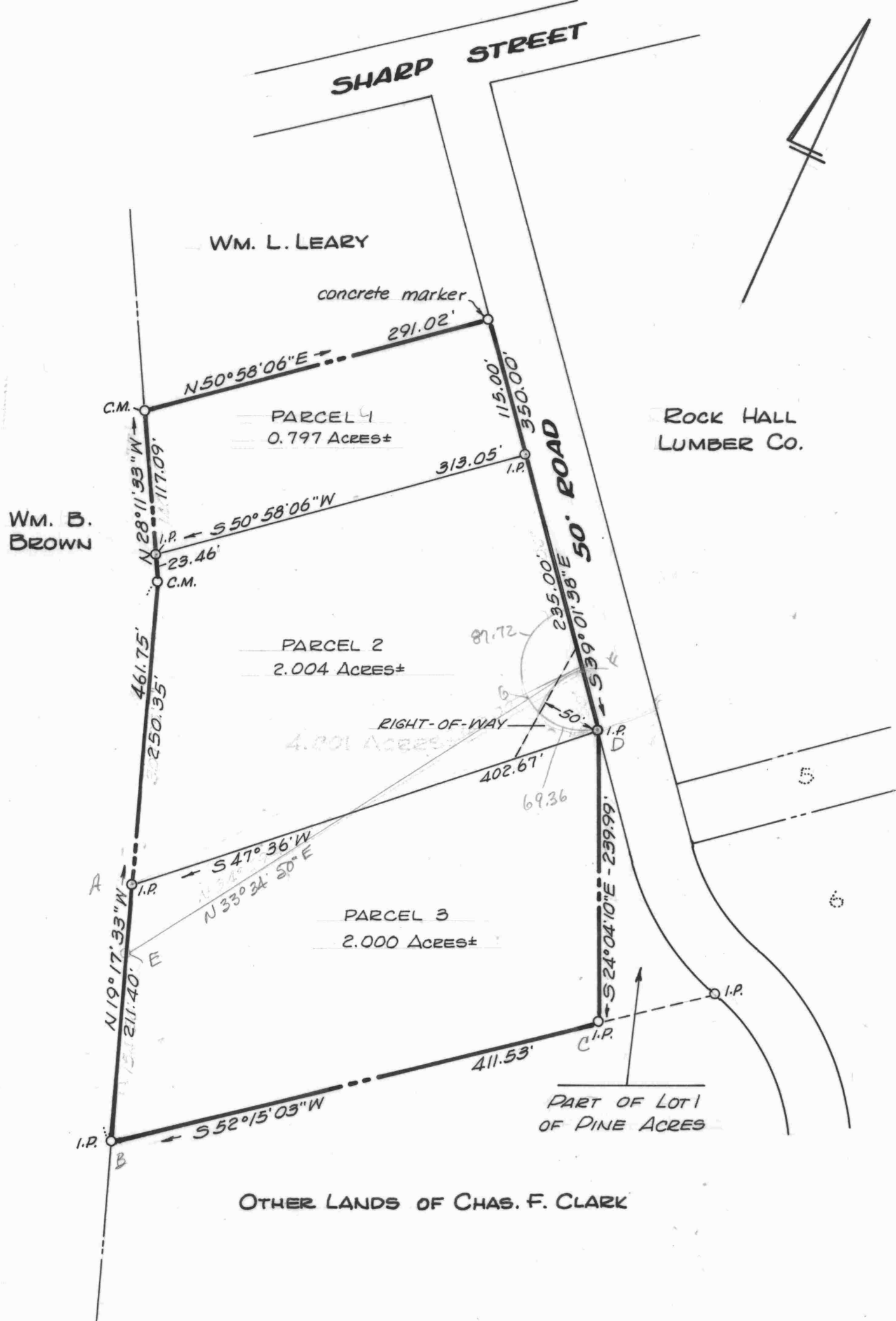
I.P.

157.34

62.59

144° 32' 50"





**PLAT OF PART OF
LOT 1, PINE ACRES
ROCK HALL, KENT COUNTY, MD.**

Scale 1"=100'

Mar. 1979; Division Apr. 1979.

William R. Nuttle, Reg. Surveyor Revised June 1979.
Chestertown, Md.

I.P. = iron pipe

C.M. = concrete monument

SHARP STREET

WM. L. LEARY

concrete marker

291.02'

N 50° 58' 06" E

PARCEL 1
0.797 ACRES±

WM. B.
BROWN

C.M.

N 28° 11' 33" W

117.09'

I.P.

S 50° 58' 06" W

23.46'

C.M.

461.75'

250.35'

PARCEL 2
2.004 ACRES±

RIGHT-OF-WAY

50'

402.67'

PARCEL 3
2.000 ACRES±

S 47° 36' W

I.P.

N 19° 17' 33" W

211.40'

I.P.

71° 32' 36"

S 52° 15' 03" W

I.P.

411.53'

PART OF LOT 1
OF PINE ACRES

OTHER LANDS OF CHAS. F. CLARK

ROCK HALL
LUMBER CO.

o pipes set
6/6/79

50 58 06
39 00 38
90 58 44
89 59

19 17 33
52 15 03
71 32 36

PLAT OF PART OF
LOT 1, PINE ACRES
ROCK HALL, KENT COUNTY, MD.

Scale 1"=100'

Mar. 1979; Division Apr. 1979.

William R. Nuttle, Reg. Surveyor Revised June 1979
Chestertown, Md.

I.P. = iron pipe

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